126.0	0007	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,066,900 /	1,066,900
USE VALUE:	1,066,900 /	1,066,900
ASSESSED:	1,066,900 /	1,066,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEMP JOAN P
Owner 2:	
Owner 3:	
Street 1:	48 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 3555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7148.000	490,400	5,500	571,000	1,066,900
Total Card	0.164	490,400	5,500	571,000	1,066,900
Total Parcel	0.164	490,400	5,500	571,000	1,066,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.11 | /Parcel: 300.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
81431			11/17/17

!9794!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,100	5500	7,148.	571,000	1,071,600	1,071,600	Year End Roll	12/18/2019
2019	101	FV	383,300	5500	7,148.	602,700	991,500	991,500	Year End Roll	1/3/2019
2018	101	FV	383,300	4900	7,148.	444,100	832,300	832,300	Year End Roll	12/20/2017
2017	101	FV	383,300	4900	7,148.	425,100	813,300	813,300	Year End Roll	1/3/2017
2016	101	FV	383,300	4900	7,148.	393,400	781,600	781,600	Year End	1/4/2016
2015	101	FV	373,900	4900	7,148.	329,900	708,700	708,700	Year End Roll	12/11/2014
2014	101	FV	373,900	4900	7,148.	322,300	701,100	701,100	Year End Roll	12/16/2013
2013	101	FV	373,900	4900	7,148.	307,100	685,900	685,900		12/13/2012

PRINT

Date	Time
12/11/20	00:12:38

LAST REV

Date	Time
03/23/18	08:36:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9794

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEMP NELSON H	14411-366		9/10/1981	Family		No	No		Nelson H Kemp dod 11/6/1986
PURPEL DAVID E	12219-338		1/7/1972		47,000	No	No		Barbara Kemp dod 6/22/1973

USER DEFINED

Prior Id # 1:	81431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7148		Sq. Ft.	Site		0	90.	0.89	10									570,998						571,000	

Total AC/HA:	0.16410	Total SF/SM:	7148	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	570,998	Spl Credit		Total:	571,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Poor
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97977382
Const Adj.:	1.05018592
Adj $ / SQ:	128.618
Other Features:	109500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710708
Depreciation:	220320
Depreciated Total:	490389

COMMENTS

PDAS. OF=4TH FIXT IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

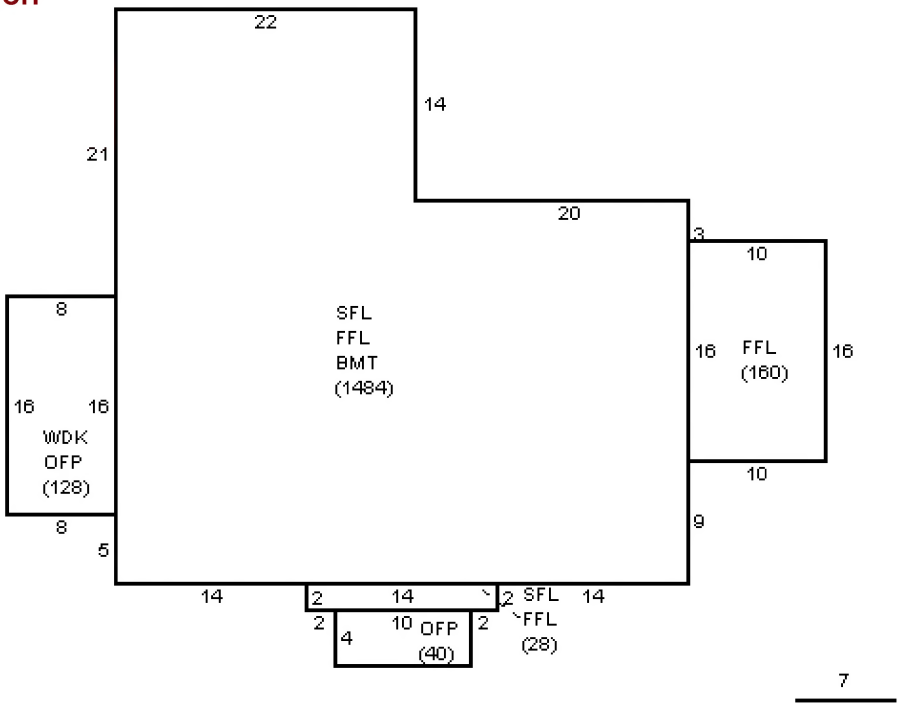
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.63
Special Features:	0	Val/Su Net:	98.79
Final Total:	490400	Val/Su SzAd	154.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,672	128.620	215,049
SFL	Second Floor	1,512	128.620	194,471
BMT	Basement	1,484	41.670	61,842
OFP	Open Porch	168	27.640	4,644
WDK	Deck	128	14.510	1,857
Net Sketched Area:		4,964	Total:	477,863
Size Ad	3184	Gross Are	4964	FinArea 3555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

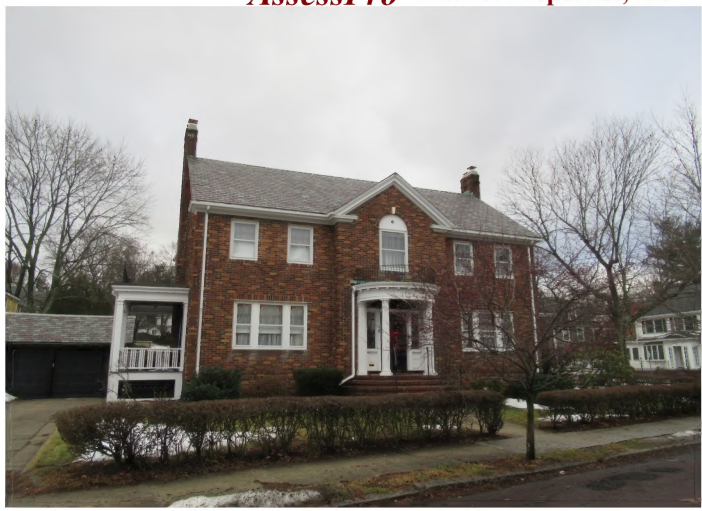
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1932	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	10x14	A	AV	2000	4.93	T	15.2	101			600			600

More: N	Total Yard Items:	5,500	Total Special Featues:		Total: 5,500

PARCEL ID

126.0-0007-0010.0

IMAGE

AssessPro Patriot Properties, Inc